



Keegan White
ESTATE AGENTS

37 Sovereign Court | Monthly Rental Of £850

37 Sovereign Court | High Wycombe | HP13 6XL

- First Floor Apartment
- Large Studio
- Modern Fitted Kitchen
- Parking & Communal Gardens
- Close to Town Centre
- Available Now

A first floor studio apartment located within close proximity of the town centre and within walking distance of the mainline railway station, which has just been refurbished throughout and is in excellent condition. A communal door with security entry system leads into a hallway with stairs rising to the first floor. A private front door leads into the hallway where there is a cloaks cupboard that also houses high pressure hot water cylinder. A doorway opens into bathroom that comprises of a panel bath with overhead shower, WC, and hand basin. A second door leads into the living accommodation which although open plan provides a natural space for a bedroom area and additional spacious living area. The kitchen is fitted and has a rear facing window. Outside there is an allocated parking space and communal gardens that surround the property.

High Wycombe is a busy market town within the Chiltern Hills and therefore open countryside is never far away. Sovereign Court is located within a five minute walk from the town centre and mainline railway station which offers a regular and reliable service, links to London Marylebone in approximately 25 minutes and Oxford Parkway in 30. A direct link to Oxford is planned for 2016. High Wycombe has been redeveloped in recent years with the Eden Shopping arcade at its centre which offers a number of restaurants, gym and cinema/bowling complex. Also close by is the beautiful Rye Park. Junctions 3 & 4 of the M40 Motorway are a 5 minute drive

Lettings information:

Energy Performance Rating: D(61)

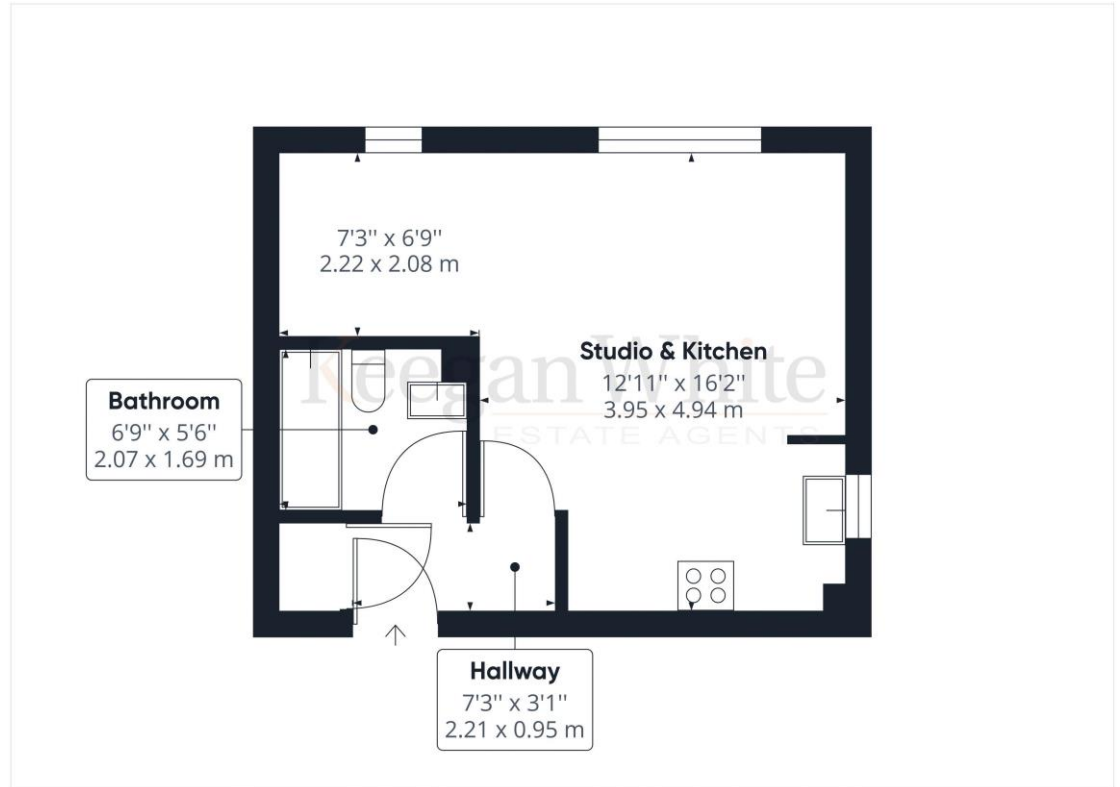
Council Tax band B.

No Tenant Fees.

Holding deposit £184.

Security deposit £923.

Long tenancy preferred, no smoking, no pets, with full referencing required.



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